

ZONING

350 Attachment 2

**City of Northampton
Table of Dimensional and Density Regulations**

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
RR Rural Residential Zoning District								
Detached accessory structures (but no larger than 1,000 square feet of lot coverage unless used for agriculture). See also § 350-6.7.	N/A	N/A	N/A	20	10	10	20	80%
Accessory structures attached to a principal residential structure, used only as a garage, storage space, or workshop, for noncommercial purposes and not for any other uses ¹	N/A	N/A	N/A	80	10	10	20	80%
Any principal use being serviced by on-site water and on-site sanitary sewage disposal	80,000	175	200	40	20	50	35	80%
Any principal use in Water Supply Protection Overlay District (WSP). See §§ 350-15 and 350-15.9.	80,000	175	200	40	20	50	35	85%
Any principal use in Water Supply Protection Overlay District II (WSP II) with municipal water and/or municipal sewer. See §§ 350-15 and 350-15.9.	80,000 ²	175	200	40	20	50	35	85%
Flag lot with one-family home. See also § 350-6.13.	80,000	50	200	80	40	100	35	85%
Assisted living residence or nursing home	80,000+ 3,000 per bedroom	175	200	40	30	50	35	80%
Municipal facilities	None	None	None	40	20	50	35	80%
Lots within an open space residential development (cluster § 350-10.5) or planned unit development (§ 350-10.6) for:								
Single-family homes	10,000	85	110	30	15	30	35	75%
Zero lot line single-family homes (See § 350-10.14.)	9,000	75	110	30	15/0	30	35	70%
Two-family homes	15,000	95	155	30	15	30	35	75%
Three-family homes	20,000	105	190	30	15	30	35	75%
Townhouse	7,500	100 + 10 per unit	215	30	30	30	35	75%
PUD nonresidential use	20,000	105	190	30	15	30	35	75%

NOTE:

¹ ZBA may grant a special permit to reduce the front yard setback to 40 feet when it finds it will be no more visually intrusive than a detached structure in the same location.

² May be reduced to 43,560 square feet (one acre) with a restrictive covenant prohibiting the use of inorganic lawn chemicals, pesticides and herbicides.

NORTHAMPTON CODE

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
RR Rural Residential Zoning District (cont'd)								
Lots within a residential incentive overlay development (§ 350-10.11) for:								
Single-family homes	5,000	70	70	15	10	15	35	65%
Two-family homes	7,500	75	100	15	10	15	35	65%
Three-family homes and townhouses	4,000 per unit	75 + 5 per unit	130	15	10	15	40	65%
Single-family not listed above	40,000	175	200	30	15	30	35	80%
Any other permitted use not listed above	40,000	175	200	40	20	50	35	80%
Preexisting nonconforming uses	40,000+ 1,000 per unit	175	200	40	20	50	35	80%
SR Suburban Residential Zoning District								
Detached accessory structures (but no larger than 1,000 square feet of lot coverage unless used for agriculture) See also § 350-6.7.	N/A	N/A	N/A	15	10	10	20	70%
Accessory structures attached to a principal residential structure, used only as a garage, storage space, or workshop, for noncommercial purposes and not for any other uses. ¹	N/A	N/A	N/A	60	10	10	20	70%
Any principal use being serviced by on-site water and on-site sanitary sewage disposal	80,000	125	160	30	20	40	35	70%
Any principal use in Water Supply Protection Overlay District (WSP) See § 350-16 and 350-16.9.	80,000	125	160	30	20	40	35	85%
Any principal use in Water Supply Protection Overlay District II (WSP II) with municipal water and/or municipal sewer. See §§ 350-15 and 350-15.9.	80,000 ²	175	160	40	20	50	35	85%
Flag lot with one-family home . See also § 350-6.13.	60,000	50	160	60	40	80	35	85%
Assisted living residence or nursing home	80,000+ 3,000 per bedroom	125	160	30	50	50	35	70%
Municipal facilities	None	None	None	30	20	40	35	70%
Lots within an open space residential development (cluster § 350-10.5) or PUD (§ 350-10.6):								
Single-family homes	10,000	80	110	25	15	25	35	75%
Zero lot line single-family homes (See § 350-10.14.)	9,000	75	110	25	15/0	25	35	70%
Two-family homes	15,000	90	155	25	15	25	35	75%

NOTE:

¹ ZBA may grant a special permit to reduce the front yard setback to 30 feet when it finds it will be no more visually intrusive than a detached structure in the same location.

² May be reduced to 43,560 square feet (one acre) with a restrictive covenant prohibiting the use of inorganic lawn chemicals, pesticides and herbicides.

NORTHAMPTON CODE

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
URA Urban Residential – A Zoning District (cont'd)								
Lots within an open space residential development (cluster § 350-10.5) or planned unit development (§ 350-10.6) for:								
Single-family homes	7,500	75	100	20	10	20	35	70%
Zero lot line single-family homes (See § 350-10.14.)	6,000	65	100	20	10/0	20	35	65%
Two-family homes	10,000	80	125	20	10	20	35	70%
Three-family homes	12,500	85	145	20	10	20	35	70%
Townhouse	5,000 per unit	85 + 10 per unit	160	20	10	20	35	70%
Multifamily	5,000 per unit	85 + 10 per unit	160	20	20	20	45	70%
Single-family	12,000	75	120	20	15	20	35	60%
Any other permitted use	12,000	75	120	30	15	30	35	60%
Any other preexisting nonconforming townhouse or multifamily use	20,000 + 4,000 per unit	100	120	30	15	30	35	60%
Preexisting nonconforming uses	20,000 + 1,000 per unit	100	120	30	15	30	35	60%
URB Urban Residential – B Zoning District								
Single-family dwellings	8,000	75	80	20	15	20	35	50%
Detached accessory structures (but no larger than 1,000 square feet of lot coverage) See also § 350-6.7.	N/A	N/A	N/A	15	4	4	20	50%
Accessory structures attached to a principal residential structure, used only as a garage, storage space, or workshop, for noncommercial purposes and not for any other uses. ¹	N/A	N/A	N/A	40	10	10	20	50%
Zero lot line single-family homes	8,000	65	80	20	15/0	20	35	45%
Two-family dwellings	12,000	80	100	20	15	20	35	50%

NOTE:

¹ ZBA may grant a special permit to reduce the front yard setback to 20 feet when it finds it will be no more visually intrusive than a detached structure in the same location.

ZONING

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
URB Urban Residential – B Zoning District								
Townhouse and other multifamily units	7,000 per unit	120	150	30 ¹	30	30	40	40%
Any principal use being serviced by on-site water and on-site sanitary sewage disposal.	80,000	80	100	20	15	20	35	50%
Assisted living residence or nursing home	20,000 + 1,000 per bedroom	100	120	30	30	20	35	40%
Municipal facilities	None	None	None	20	15	20	35	50%
Lots within an open space residential development (cluster § 350-10.5) or PUD (§ 350-10.6)								
Single-family homes	5,000	70	70	15	10	15	35	65%
Zero lot line single-family homes (See § 350-10.14.)	4,500	60	70	15	10/0	15	35	60%
Two-family homes	7,500	75	100	15	10	15	35	65%
Three-family homes	10,000	80	125	15	10	15	35	65%
Townhouse	5,000 per unit	75 + 5 per unit	150	15	10	15	40	65%
Multifamily	5,000 per unit	75 + 5 per unit	150	15	10	15	45	65%
Any other permitted use not listed above	10,000	80	90	20	15	20	35	50%
Preexisting nonconforming uses	10,000 + 1,000 per unit	80	90	20	15	20	35	50%
URC Urban Residential – C Zoning District								
Single- and two-family dwellings	6,000 per unit	75	80	20	15	20	40	30%
Detached accessory structures (but no larger than 1,000 square feet of lot coverage) See also § 350-6.7.	N/A	N/A	N/A	15	4	4	20	30%

NOTE:

¹ The Planning Board may reduce the minimum front yard setback requirement for townhouses to 20 feet to create a particular character in a development.

NORTHAMPTON CODE

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
URC Urban Residential – C Zoning District (cont'd)								
Accessory structures attached to a principal residential structure, used only as a garage, storage space, or workshop, for noncommercial purposes and not for any other uses ¹	N/A	N/A	N/A	40	10	10	20	30%
Zero lot line single-family homes	6,000	65	80	20	15/0	20	40	30%
Multifamily structures, and mixed residential/service/commercial of four or more stories	10,000 + 2,500 per unit	200	250	20	5 ²	20 ²	55	40%
Any other multifamily housing, including mixed residential/service/commercial (includes townhouses)	6,000 per unit	100	100	20 ³	15 ²	20 ²	40	40%
Assisted living residence, nursing home, or lodging house	10,000 + 1,000 per bedroom	75	100	20	15	20	40	40%
Municipal facilities	None	None	None	15	10	15	40	30%
Lots within an open space residential development (cluster or PUD (§§ 350-10.5 and 350-10.6) for:								
Single-family homes	5,000	70	70	15	10	15	40	65%
Zero lot line single-family homes	4,000	55	70	15	10/0	15	40	55%
Two-family homes	7,500	75	100	15	10	15	40	65%
Three-family homes	10,000	80	125	15	10	15	40	65%
Townhouse	4,500 per unit	75 + 5 per unit	150	15	10 ²	15	40	65%
Multifamily	4,500 per unit	75 + 5 per unit	150	15	10	15	55	65%
Any other permitted use not listed above	10,000	75	90	15	10	15	40	30%
Preexisting nonconforming uses	10,000 + 1,000 per unit	80	90	15	15	20	40	65%

NOTES:

¹ ZBA may grant a special permit to reduce the front yard setback to 20 feet when it finds it will be no more visually intrusive than a detached structure in the same location.

² Minimum side and rear yard setbacks increase 10 feet for each story over three stories.

³ The Planning Board may reduce the minimum front yard setback requirement for townhouses to 10 feet to create a particular character in a development.

ZONING

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
CB Central Business Zoning District (► Also see Architectural Ordinance and Design Guidelines for Downtown/CBD)								
Minimum front-yard setback is 0; maximum front-yard setback (the build-to line) for new construction is five feet from the front lot line (excluding driveways). Minimum height (build-to line) is 30 feet. The Planning Board may grant a special permit to allow a building to be set farther back or to a lower height if it finds that a greater setback or lower height is necessary to preserve historic buildings or character, allow for urban pedestrian malls that encourage street-level activity, or that proposed construction is a minor addition to an existing building. (See diagram.) Landscaping and pedestrian malls or plazas shall be constructed between the building and the front lot line, and no parking is permitted in this area. In the CBD, these mall and plaza areas qualify as open space.								
Parking, accessory or principal	None	None	None	10	0	0	55	5%
Any use in a structure in existence on February 1, 1996, which has not substantially been enlarged since that date	None	None	None	0	0	— ¹	— ¹	— ¹
Any other use	None	None	None	0	0	15 ²	55 ⁴	5%
GB General Business Zoning District								
Any use	None	None	None	0	0 ³	6	50	5%
In the General Business District, landscaping and pedestrian malls or plazas shall be constructed between the building and the front lot line, and no parking is permitted in this area. In the GB, these mall and plaza areas qualify as open space.								
HB Highway Business Zoning District								
Municipal facilities	None	None	None	10	10	20	35	30%
Any allowed use on a property with a building that is setback no more than 10 feet along 80% of the property’s frontage	0	60	60	0	0	6	40	5%
Any use when all parking is in the rear and/or side of a parcel’s principal building and rear of the front of the principal building. Applies to one-story retail establishment(s) over 10,000 square feet with all parking located at the rear or side. (Parking in front of building is defined as parking in front of longest façade facing the street.)	20,000	120	140	0	10	20	35	15%

NOTES:

¹ Dimensional requirements equal what the building had on February 1, 1996 (or at most what is required for "any other use," as indicated in this table).

² There is no rear yard setback requirement in the Central Business District when the rear yard abuts on a road, public way, municipal parking lot or an alley which the public has the right to use.

³ See also § 350-6.5 (screening and buffers).

⁴ In the Central Business District, height is measured from the front façade of a building and not from average grade.

NORTHAMPTON CODE

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
HB Highway Business Zoning District (cont'd)								
Any other use	20,000	120	140	10 ¹	10	20	35	30%
NB Neighborhood Business Zoning District								
Municipal facilities	None	None	None	10	6	6	25	20%
Mixed residential/retail/service and commercial	10,000 + 1,000 per unit	80	100	10	6	6	35	20%
Tourist home/bed-and-breakfast and lodging house	10,000 + 1,000 per unit	80	100	10	6	6	25	20%
Townhouse development	20,000 + 4,500 per unit	100	100	20 ²	15 ²	20 ²	40	40%
Townhouses in the development	2,000	20	60	20 ²	15 ²	20 ²	40	N/A
Any other use	10,000	80	100	10	6	6	25	20%
In the NB, the maximum gross floor area for any single business establishment is 10,000 square feet.								
M Medical District – Hospital								
Municipal facilities	None	None	None	10	6	6	25	20%
Any use	200,000	300	140	15 ³	20	100	55 ³	30% ³

NOTES:

¹ For retail uses above 10,000 square feet, the maximum setback is 55 feet within which no more than one row of parking is allowed. The Planning Board may issue a special permit to allow existing buildings with 75 feet or greater setback to maintain a maximum setback of 75 feet within which no more than one row of parking and no more than 42 feet of asphalt may be created if the Board determines that exceptional circumstances exist.

²(1) Minimum side and rear yard setbacks increase 10 feet for each story over three stories. (2) The setback from a private access road shall be measured from the outer edge of the pavement of said road. (3) The Planning Board may reduce the minimum front yard setback requirement for townhouses to 10 feet to create a particular character in a development.

³ In the Medical District, the following additional dimensional regulations apply: No parking is permitted in the minimum front yard setback. Building height may be increased by one foot for each additional three feet of building setback over the minimum front yard setback, up to a maximum of 90 feet. Minimum landscaped area is 30%.

ZONING

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
BP Business Park Zoning District								
Municipal facilities	None	None	None	20	15	20	40	30%
Residential uses ¹	10,000+ 1,000 per unit	75	80	20	15	20	40	30%
Residential uses, if the Planning Board finds that 33% of the units are affordable units ¹	7,500+ 750 per unit	75	80	20	15	20	40	30%
Community facilities, retail and commercial uses ¹	10,000	100	100	20	15	20	40	15%
Service, office, research and industrial uses ¹	80,000	100	100	20	15	20	50	15%
GI and SI General Industrial and Special Industrial Zoning Districts								
Municipal facilities	None	None	None	20	15	20	40	20%
Any use in a Water Supply Protection Overlay District (WSP). See also § 350-16.	80,000	120	140	20	15	20	40	85% ²
Any principal use in Water Supply Protection Overlay District II (WSP II) with municipal water and/or municipal sewer. See §§ 350-15 and 350-15.9.	80,000 ⁴	175	200	40	20	50	35	85%
Any other use	20,000	120	140	20	15	20	40	20%
PV Planned Village District								
Residential using a TDR	4,000 per unit	60	80	0	15	20	40 ³	0
Planned village lots	0	60	80	0	0	20	40 ³	0
Planned village development as a whole	15 acres	75	80	0	0	20	40 ³	40%
Single-family home	Lot in existence on 1/1/2001	75	80	10	10	20	45	40%

NOTES:

¹ All BP developments must comply with § 350-17 (including open space requirements). All buildings must be setback at least 100 feet from collector streets in existence in 1991. Residential buildings must be setback at least 100 feet from nonresidential buildings in the planned business park. The entirety of these one-hundred-foot setbacks shall contain screening and buffers in accordance with § 350-6.5A(1). Parking is not permitted in these one-hundred-foot setbacks nor in the minimum required front-yard setback.

² May be increased with a special permit issued under §§ 350-16.7 and § 350-16.9.

³ Building height may be 60 feet, provided that the buildings are articulated such that any portion of a building over 40 feet high is setback at least 20 feet from all property boundaries.

⁴ May be reduced to 43,560 square feet (one acre) with a restrictive covenant prohibiting the use of inorganic lawn chemicals, pesticides and herbicides.

NORTHAMPTON CODE

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
SC Special Conservancy Zoning District								
Any principal use in existence on 6/30/2005 being serviced by on-site water and on-site sanitary sewage disposal	80,000	175	200	20	15	20	35	80%
Residential uses in existence or with permits on 6/30/05	8,000	75	80	20	15	20	35	50%
Nonresidential uses in existence on 6/30/05 and either approved through special permit or legal nonconformities	40,000	175	200	40	20	50	35	50%
Agricultural fair and/or exhibition grounds. In the event that the airport, fairgrounds, or other uses are discontinued, this table will be reevaluated and the City will seek reuse options via a public process that includes the neighborhood, the City and its boards, and the business community.	40,000	175	200	40	20	50	45	50% ¹
Any new use (does not apply to agricultural uses or open space)	40 acres	175	200	40	50	80	35	99%
EU Educational Use Overlay Zoning District								
Education use which is religious, sectarian, denominational or public or other religious use	None ²	None ²	None ²	None ²	None ²	None ²	85 ³	None ²

NOTE:

¹ Open space is calculated based on contiguous lots and separated only by a road.

² These standards apply for projects or portions thereof that are at least 30 feet from the edge the EU overlay boundary and the edge of any street containing that boundary. In the area between that thirty-foot line and the edge of the EU overlay, the dimensional requirements of the underlying district shall apply.

³ In the EU northwesterly of Paradise Road, generally the area between Paradise Road and Kensington Avenue, the maximum building height is 45 feet. Elsewhere in the EU, at the thirty-foot line, the maximum building is 55 feet. Maximum building height shall increase from the thirty-foot line on a one-to-one slope for each foot in back of the line to a maximum of 85 feet.